



**The City of Oklahoma City
Planning Commission
STAFF REPORT
April 8, 2021**

(C-7285) Preliminary Plat of Legends Industrial Park, being a part of the Southwest Quarter of Section 16, Township 13 North, Range 3 West of the Indian Meridian, located North of NW 122nd Street and east of N. Western Avenue. Ward 7.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This is a new application. The zoning application for the site was approved by the City Council on March 30, 2021. The new zoning will take affect following the 30-day waiting period.

C. Reason for Request

The developer proposes an industrial development on this site.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Employment (EM)

The Employment layer reserves priority areas within the city for large industrial and business development essential for Oklahoma City's economic stability and future growth. The EM designation provides a competitive advantage for attracting new companies and retaining existing companies that need to expand. This designation maintains large acreages (typically 25 acres or above) to maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange. Appropriate uses within EM include those that generate employment, such as manufacturing, office parks, and office/industrial flex space uses as well as industrial uses such as warehousing or distribution. Multifamily is also appropriate when integrated as part of a holistic development that incorporates the aforementioned uses. Land uses such as single-family residential, service-related retail, K-12 schools, or other civic uses, unless proven to support the primary activity or use, are not appropriate within this area.

2. Size of Site: 33.53 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-707 (I-1, C-3) (PC-10713 I-1, I-2 requested)	PUD-707 (I-1, C-3)	I-2	R-4 PUD-75 (R-1, R-2, R-4)	PUD-707 (I-1, C-3)
Land Use	Vacant	Baseball Fields	Warehouses	Residences, Vacant	Vacant

II. SUMMARY OF APPLICATION

The developer is proposing 38 industrial lots on 33.53 acres. Public streets, water, and sewer improvements are proposed. The site is currently zoned PUD-707; however, the applicant has requested to rezone the property to I-2 Moderate Industrial District and I-1 Light Industrial District (the south 175 feet of the development). The site will be developed as an industrial development. Access to 33 of the lots will be taken from two newly constructed public streets that will connect to Legends Boulevard. Legends Boulevard provides a median-divided connection with NW 122nd Street. The newly constructed streets will be built to industrial street standards with 60-feet of right of way and 32 feet of paving. No connections to the north or east are possible, due to existing developments in those directions. Five of the lots have frontage on NW 122nd Street. Four of those lots do not have direct access to Legends Boulevard. These lots will be taking access directly from NW 122nd Street or may take access through cross access easements with other lots in the subdivision.

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

1) Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas (ONG)**

- 5. Oklahoma Electric Cooperative (OEC)**
- 6. Oklahoma Water Resources Board (OWRB)**
- 7. Oklahoma City School District**
- 8. Oklahoma Turnpike Authority (OTA)**
- 9. Oklahoma Department of Transportation (ODOT)**

2) City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire ***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a) Engineering
 - 1) Streets
 - a) All City streets and drives on City right-of-way serving this subdivision must be paved in accordance with City standards.
 - b) The subject property is served by a public street.
 - c) The existing median opening on Legends Boulevard will need to be closed and a new median opening, aligning with the southern street in the plat, will need to be constructed.
 - 2) Storm Sewer
 - a) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and / or substantial

improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.

- b) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. The improvements shall be placed to provide a minimum of 35 feet clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way. Sidewalks shall be constructed in compliance with the Oklahoma City Ordinance and meet all applicable ADA regulations.
- c) A flood/drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. The study must be reviewed and approved by the Public Works Department.
- d) A Corps of Engineers 404 permit must be submitted for any work permitted in the Waters of the United States.
- e) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common areas along the stream shall extend to the flow line of the stream at a minimum.
- f) Place the following note on the plat and construction plans: Maintenance of the common areas and/or private drainage easements shall be the responsibility of the property owner's association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent shall be placed within the drainage-related common areas and/or drainage easements shown.
- g) Construction within the limits of this plat will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of ½ acre or greater.
- h) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.

- i) Sidewalks shall be installed for all new construction and / or at the time of conversion of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- j) All private roads / streets will have private storm sewer systems.
- k) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- l) Detention Determination
 - A detention requirement determination will not be issued at the Preliminary Plat stage unless the development is located within the current “detention required area”.
 - Prior to the preparation of a Final Plat and Construction Plans, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that individual Final Plat
 - This Detention Determination will be specific to the single Final Plat under consideration
 - The Detention Determination will be valid for a period of six (6) months
 - If the Final Plat and Construction Plans have not been submitted, reviewed, and approved by the Public Works Engineering Department within that 6-month time frame, the Detention Determination will be void and a new Detention Determination must be requested.
 - If construction has not started on the development within six (6) months of the approval of the construction plans, the Detention Determination will be void and a new Detention Determination must be requested.
 - For new commercial developments that do not require hearings before the PC or CC, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that commercial development.

- b) Streets, Traffic and Drainage Maintenance

c) Stormwater Quality Management

d) Traffic Management *

8. Utilities

a) Sanitary Sewer Availability:

- 1) Existing 8-inch and 12-inch sanitary sewer mains are adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) All sanitary sewer mains must flow within the existing drainage basin. Proposed sewer mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) All sanitary sewer mains must have a minimum cover of 6 feet and a depth no greater than 18 feet.
- 4) The developer will be required to extend a gravity sanitary sewer collection system to each lot or site within the subdivision or land improvement in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed sanitary sewer mains.
- 6) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
- 7) Public sanitary sewer must be extended to serve the development.
- 8) Side-lot easements adjacent to other lots must combine to equal a total of 20-feet.

b) Water Availability:

- 1) The subject site is adjacent to 8-inch and 12-inch water mains in the street rights-of-way of NW 122nd Street & Legends Boulevard.
- 2) The developer will be required to extend a minimum twelve-inch water distribution, or larger, as recommended by the approved current Water Master Plan, along the section line street, border, or perimeter of the development and/or all interior water mains for domestic use and fire flow protection.

- 3) The developer will provide an internal (on-site) water distribution system capable of supplying water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.
 - 4) Dead-end water mains must be avoided. Connection to at least two active feeder or grid water mains will be necessary to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
 - 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The owner is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The owner will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.
 - 6) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed water mains.
 - 7) All existing and proposed meters must meet current Meter Specifications. Meters must be in a grassed area. All domestic and fire suppression services must have separate water service connections. All existing unnecessary water services must be abandoned at the water main.
 - 8) Public water main extension required.
- c) Solid Waste Management

The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise, the customer will have to utilize a private hauler for dumpster service. No service will be provided for waste deemed uncollectable per ordinance § 49-21. (17).

9. Planning

a) Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

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b) Comprehensive Plan Policies:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible.
- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency.
- Provide sidewalk connections to adjacent development.

10. Development Services

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for non-residential subdivisions with between 31 and 100 lots. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development. The development also conforms to the I-2 and I-1 zoning district requirements.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approve the application subject to the following technical evaluations:

- 1.** The design of all final plats must meet the access requirements established by the Subdivision Regulations for each phase of development, unless varied by the Planning Commission.
- 2.** The existing median opening on Legends Boulevard will need to be closed and a new median opening, aligning with the southern street in the plat, will need to be constructed.
- 3.** Driveway separation standards for lots taking direct access to NW 122nd Street will need to be met at the building permit stage.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the plat may be required during either Divisions review of construction plans and prior to City Council acceptance.

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